

-PLUS 2007-11-06
Preliminary land Use Service (PLUS)
Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planningwww.dnrec.state.de.us/dnrec2000www.dnrec.state.de.us/DNRECeis
datamil.delaware.govwww.state.de.us/deptagri

1. Project Title/Name: Savannah

2. Location (please be specific): Southwest of Camden and Wyoming, north of Willow Grove Road (Route 10), east of Moose Lodge Road (Routh 15).

3. Parcel Identification #: NM-00-93.00-02-28.00-000, NM-00-93.00-02-41.00-000, NM-00-93.00-02-43.00-000, NM-00-93.00-02-44.00-000, NM-00-93.00-02-46.00-000, NM-00-93.00-02-47.00-000, NM-02-94.00-01-22.00-000, NM-02-94.00-01-21.00-000, NM-00-102.00-01-80.0-000

4. County or Local Jurisdiction Name: All properties to be annexed into Camden and Wyoming.

5. Owner's Name: Savannah Farms II, LLC

Address: 58 Blades Drive

City: Dover

State: DE

Zip: 19901

Phone:

Fax:

Email:

Additional Owner: Savannah Farms, Inc.; 538 Rising Sun Road; Camden-Wyoming, DE 19934

6. Applicant's Name: Lacrosse Holdings I, LLC

Address: 165 Log Canoe Circle, Suite B

City: Stevensville

State: MD

Zip: 21666

Phone: 410-604-3701

Fax:

Email: JDixon@laxhomes.com

7. Project Designer/Engineer: Morris & Ritchie Associates, Inc.

Address: 18 Boulden Circle, Suite 36

City: New Castle

State: DE

Zip: 19720

Phone: 302-326-2200

Fax: 302-326-2399

Email: ajones@mragta.com

8. Please Designate a Contact Person, including phone number, for this Project: Amanda Jones

Information Regarding Site:	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Traditional Neighborhood Design development within the limits of Camden and Wyoming containing a mix of residential units (single-family houses, townhouses, and condominiums), commercial component, and school.	
11. Area of Project(Acres +/-): 310.883 +/- Acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input checked="" type="checkbox"/> Investment Level 3 <input checked="" type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.	
14. Present Zoning: MULTI [AC (Kent Co), C-2 (Camden)]	15. Proposed Zoning: R-5 (Camden) AND R-2 (Wyoming)
16. Present Use: Agricultural	17. Proposed Use: Mixed residential, commercial, civic.
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: None known.	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: To be annexed into Camden, Wyoming. New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Camden-Wyoming Sewer and Water Authority Will a new public well be located on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project? How will this demand be met?	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Camden-Wyoming Sewer and Water Authority	
22. If a site plan please indicate gross floor area:	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 1543 Gross Density of Project: 4.96 DU/AC Net Density 6.2 DU/AC Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:

Number of renter-occupied units: 100

Number of owner-occupied units: 1443

Target Population (check all that apply):

Renter-occupied units

☒ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units 481

☒ Move-up buyer – if checked, how many units 481

☒ Second home buyer – if checked, how many units 481

☐ Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: .01
Square Feet: 1± AC

Proposed Use: % of Impervious Surfaces: 30%
Square Feet: 95.59± AC

27. What are the environmental impacts this project will have? Soil displacement, reduction in forest cover

How much forest land is presently on-site? 75.04± AC How much forest land will be removed? 39.77± AC

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☒ Yes ☐ No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? ☒ Yes ☐ No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres

☒ Non-tidal Acres 11.81±

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☒ Yes ☐ No If "Yes", describe the impacts: We will need to fill in a tax ditch that has been delineated as a wetland.

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

30. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☒ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☒ Yes ☐ No If "Yes", please describe : A few of the proposed lots are located within 100' of the water bodies; some grading may occur in this area.

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☒ Yes ☐ No

If yes, please list name: Guytown Tax Ditch

32. List the proposed method(s) of stormwater management for the site: Ponds

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Streams, tax ditch.

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 92.36± Acres Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 75.08 ±AC acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active and passive recreation, stormwater management systems.

Where is the open space located? See plan.

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☒ Yes ☐ No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? Roadway, utility improvements.

36. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected 35.272± AC

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed See plan

Buffers from wetlands, streams, lakes, and other natural water bodies

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No

38. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 14,137

What percentage of those trips will be trucks, excluding vans and pick-up trucks?

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. One connection to Moose Lodge Road (Route 15), Two connections to Willow Grove Road (Route 10). Roads will be 2 lanes, 19 foot wide lane widths.

40. Will the street rights of way be public, private, or town? Town owned roadways

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. There are currently no connections proposed to adjacent lands; we would consider making connections if neighboring lands were large enough to be developed.

43. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☒ Yes ☐ No

44. Is this site in the vicinity of any known historic/cultural resources or sites ☒ Yes ☐ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

☐ Buildings/Structures (house, barn, bridge, etc.)

☐ Sites (archaeological)

☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☐ Yes ☒ No If yes, please List them:

45. Please make note of the time-line for this project: Depends on housing market; would like to begin construction 2010.

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

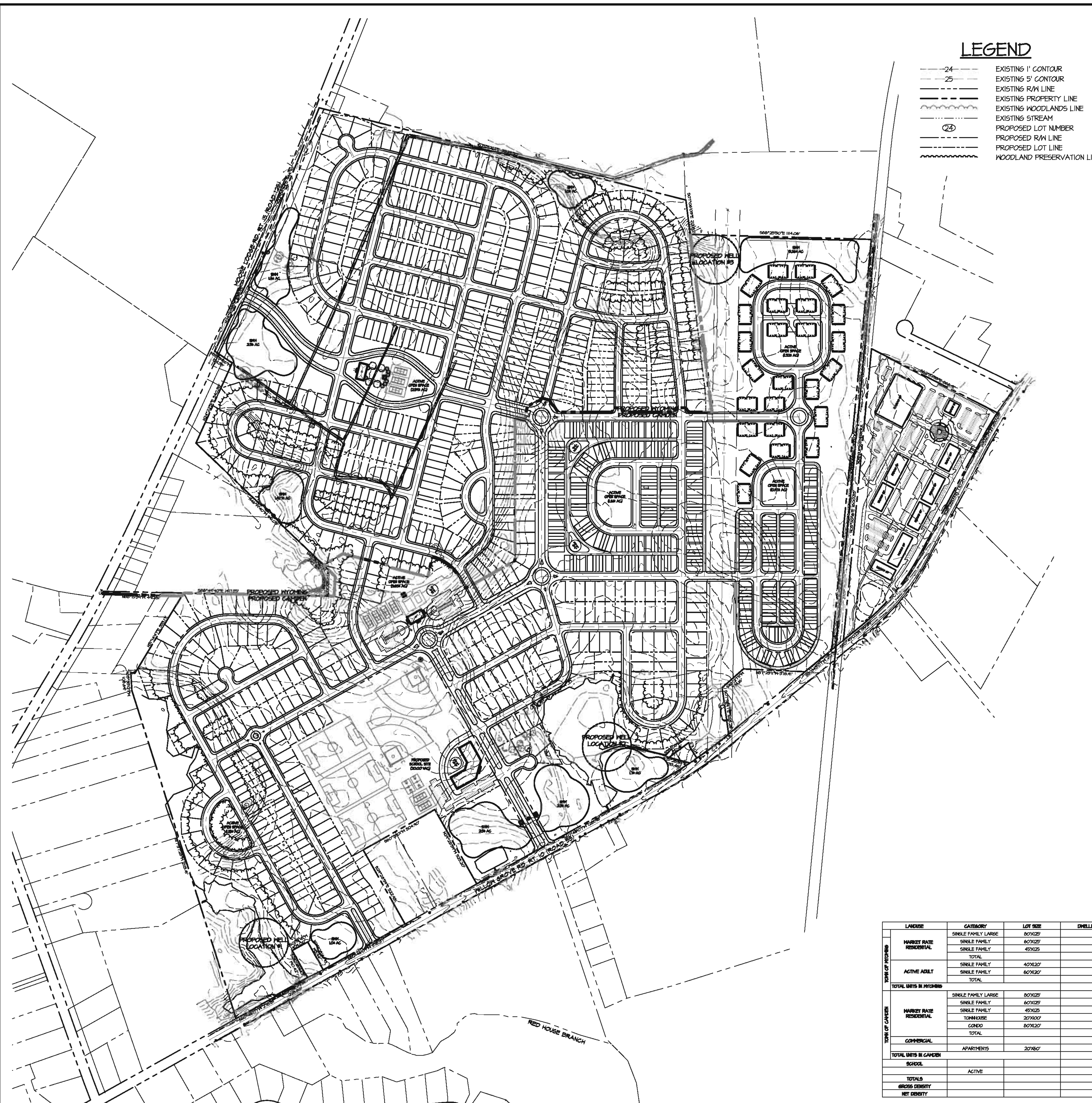
Date

Signature of Person completing form
(If different than property owner)

Date

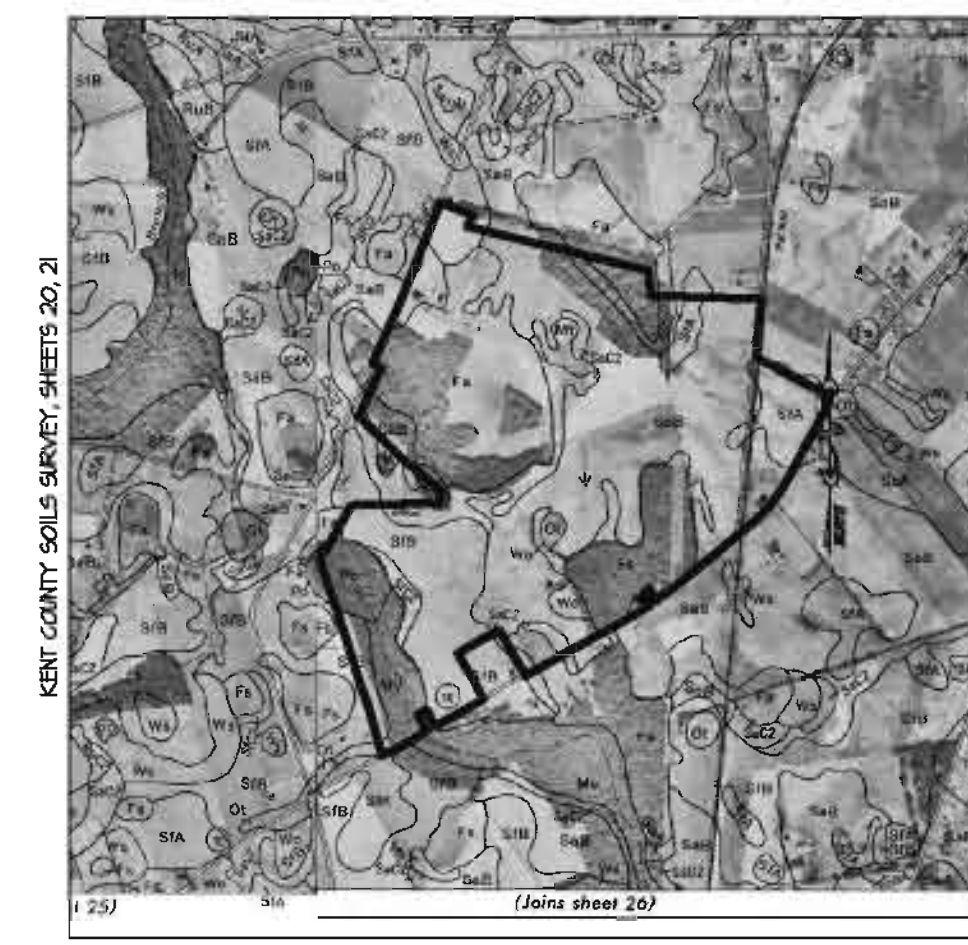
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



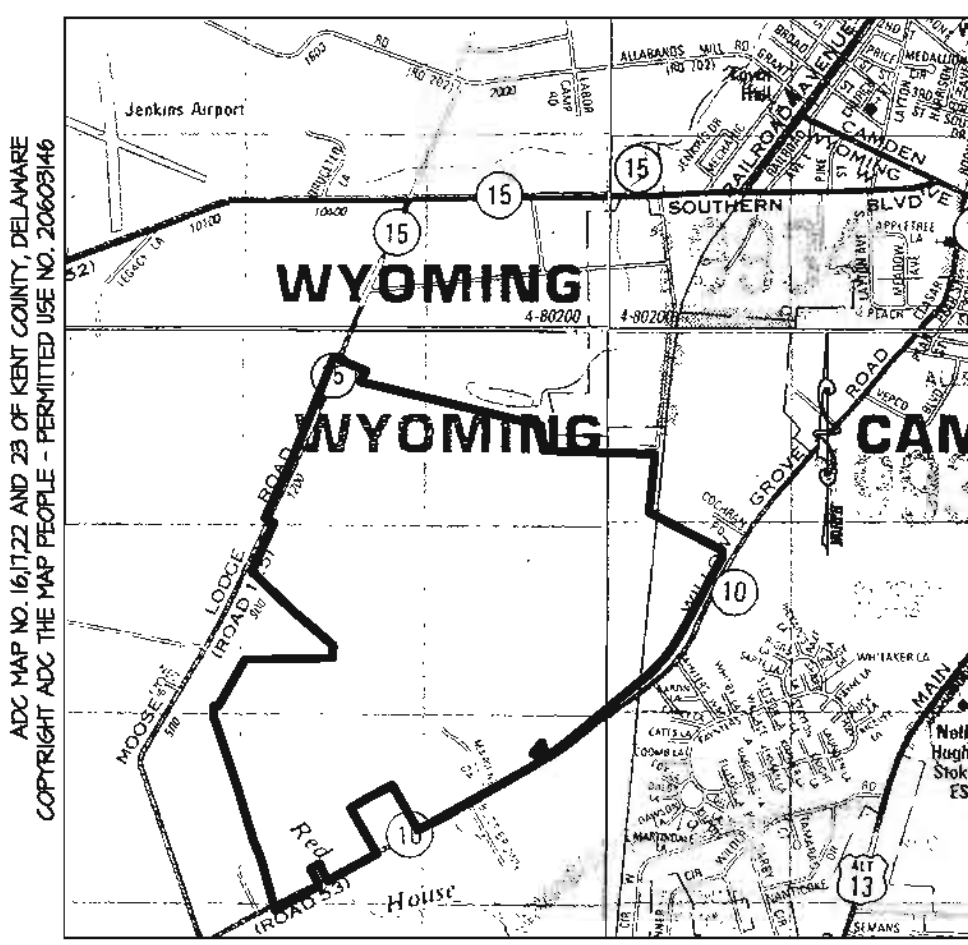
LEGEND

- 24 EXISTING 1' CONTOUR
- 25 EXISTING 5' CONTOUR
- EXISTING R/W LINE
- EXISTING PROPERTY LINE
- EXISTING WOODLANDS LINE
- EXISTING STREAM
- PROPOSED LOT NUMBER
- PROPOSED R/W LINE
- PROPOSED LOT LINE
- WOODLAND PRESERVATION LINE



SOILS MAP

SCALE: 1" = 2000'



LOCATION MAP

SCALE: 1" = 2000'

SITE DATA

TAX MAPS:

- NM-00-43.00-02-28.00-000
- NM-00-43.00-02-41.00-000
- NM-00-43.00-02-43.00-000
- NM-00-43.00-02-44.00-000
- NM-00-43.00-02-46.00-000
- NM-00-43.00-02-47.00-000
- NM-02-44.00-01-22.00-000
- NM-02-44.00-01-21.00-000
- NM-00-102.00-01-80.00-000

OWNERS:

- SAVANNAH FARMS II, LLC
- 58 BLADES DRIVE
- DOVER, DE 19901
- SAVANNAH FARMS, INC.
- 530 RISING SUN ROAD
- CAMDEN-WYOMING, DE 19934

DEVELOPER/APPLICANT:

- LACROSSE HOLDINGS I, LLC
- 165 LOG CANOE CIRCLE, SUITE B
- STEVENSVILLE, MD 21666

EXISTING ZONING:

- MULTI
- AC (KENT COUNTY)
- G-2 (CAMDEN)
- R-5 (CAMDEN)
- R-2 (WYOMING)

PROPOSED ZONING:

- INSIDE THE GROWTH ZONE
- MULTI (RESIDENTIAL, COMMERCIAL, CIVIC)
- 310.833± AC

RELATION TO GROWTH ZONE:

PROPOSED USE:

TOTAL SITE AREA:

BUILDING SETBACKS:

FRONT SETBACK:

SIDE YARD SETBACK:

REAR SETBACK:

- 10
- 10 (20 AGGREGATE)
- 10

ACTIVE OPEN SPACE AREA PROPOSED:

- 13.07± AC

TOTAL SWM AREA:

- 17.28± AC

TOTAL ACREAGE W/IN WETLANDS:

- 11.81± AC

TOTAL ACREAGE W/IN WOODLANDS:

- 75.04± AC

TOTAL ACREAGE W/IN WOODLAND PRESERVATION:

- 35.21± AC

WATER:

- CAMDEN-WYOMING SEWER & WATER AUTHORITY
- CAMDEN-WYOMING SEWER & WATER AUTHORITY

SEWER:

TOPOGRAPHIC REFERENCE:

- HORIZONTAL, DE COORDINATE SYSTEM

FLOODPLAIN REFERENCE:

- NAD 83/86 VERTICAL, NAVD 88

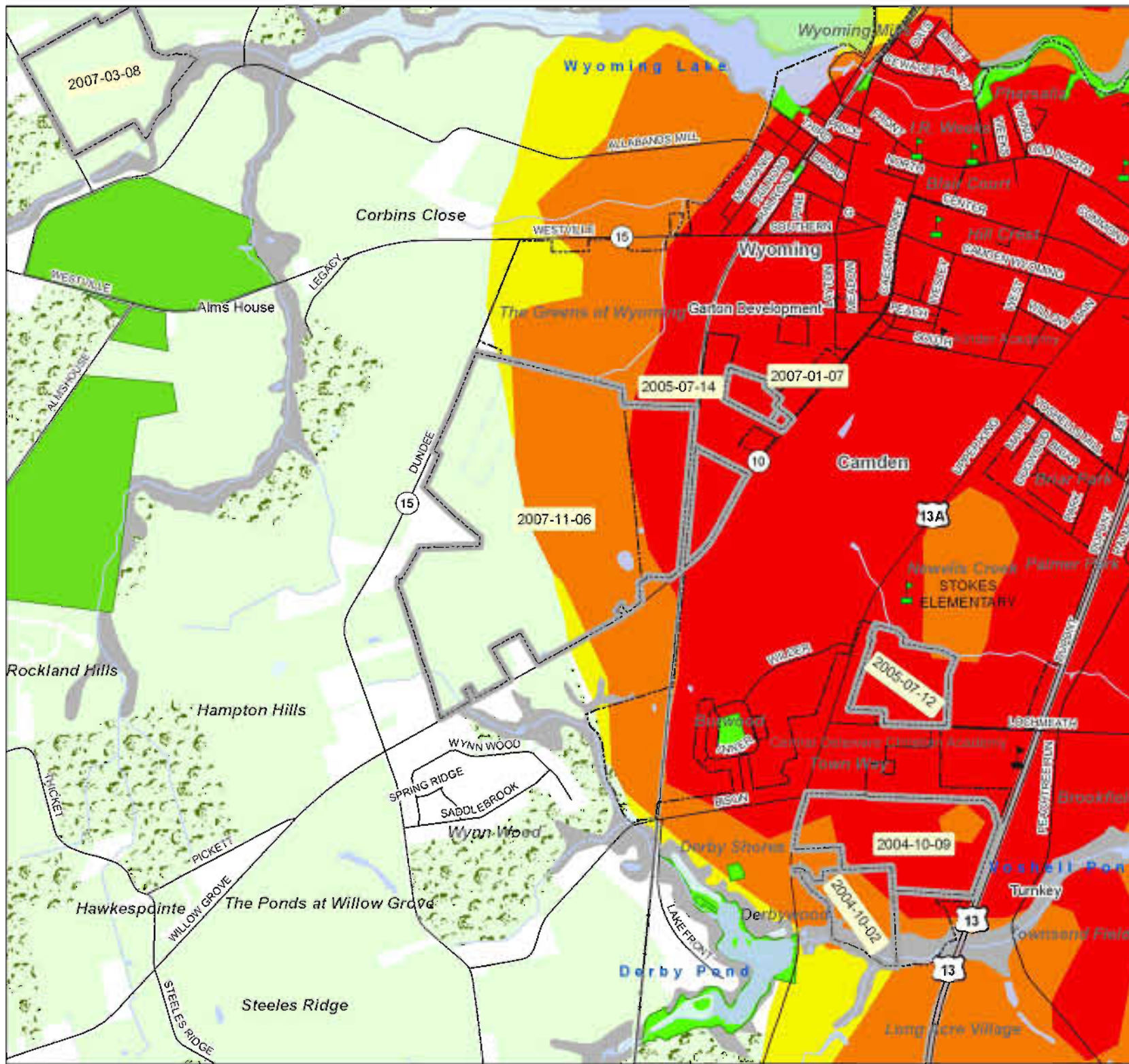
WETLAND DELINEATION REFERENCE:

- FEMA MAP #10001G022TH (MAY 5, 2003)
- COMPLETED BY GEO-TECHNOLOGY ASSOCIATES, INC.; FEBRUARY, MARCH 2006

LANDUSE	CATEGORY	LOT SIZE	DWELLINGS	ACRES	NOTES
TOWN OF WYOMING	MARKET RATE RESIDENTIAL	SINGLE FAMILY LARGE	807X125	16	FRONT LOAD
		SINGLE FAMILY	807X125	26	FRONT LOAD
		SINGLE FAMILY	45X125	14	FRONT LOAD
		TOTAL		56	
	ACTIVE ADULT	SINGLE FAMILY	807X125	16	FRONT LOAD
TOWN OF CAMDEN	MARKET RATE RESIDENTIAL	SINGLE FAMILY	807X125	16	FRONT LOAD
		SINGLE FAMILY	45X125	14	FRONT LOAD
		TOWNHOUSE	207X100	325	REAR LOAD
		CONDO	807X125	300	4 STORY, 12 DL, 15 PARKING SPACES IN BLDG.
		TOTAL		428	
TOWN OF CAMDEN	COMMERCIAL	APARTMENTS	207X100	300	
		APARTMENTS	207X100	300	
		APARTMENTS	207X100	300	
		APARTMENTS	207X100	300	
		APARTMENTS	207X100	300	
TOTALS	SCHOOL	ACTIVE		NA	
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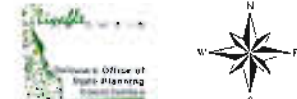


- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)

Feet
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1:24,000

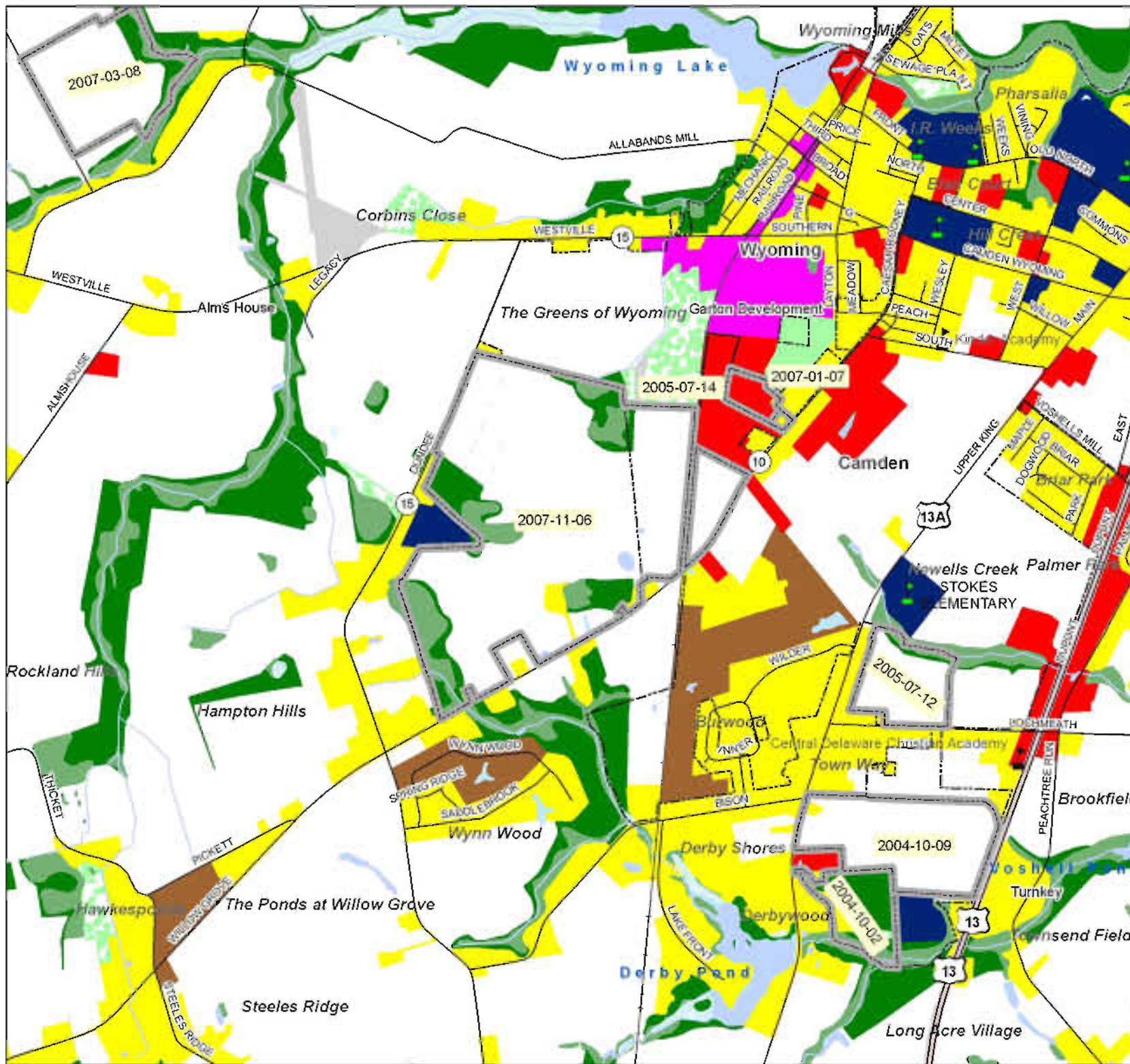


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www.state.de.us/planning



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Savannah
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- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition

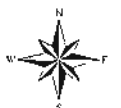
Feet
0 20 40 80
1:24,000



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